



**PRESERVATION BOARD  
REGULAR MEETING  
MONDAY JANUARY 22, 2018 — 4:00 P.M.  
1520 MARKET ST. #2000, ST. LOUIS, MO. 63103  
[www.stlouis-mo.gov/cultural-resources](http://www.stlouis-mo.gov/cultural-resources)**

Approval of the December 18, 2017 minutes.

<b>PRELIMINARY REVIEW</b>	<b>Jurisdiction:</b>	<b>Project:</b>	<b>Pg.</b>
A. 6306-28 WEST FLORISSANT	Preservation Review District .....	Demolish two-story ..... building and construct one- story strip mall.	1

**SPECIAL AGENDA ITEMS**

Nominations to the National Register of Historic Places

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**A.**

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DATE: January 22, 2018  
ADDRESSES: 6306-28 West Florissant  
ITEM: Demolish Two-Story Commercial Building and Construct Single-Story Strip Mall  
JURISDICTION: Preservation Review District – Ward 27  
Staff: Dan Krasnoff, Cultural Resources Office



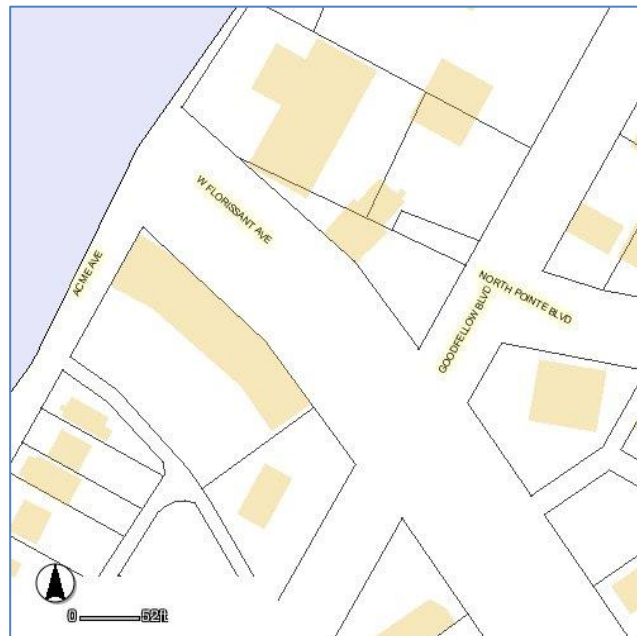
**6306-28 WEST FLORISSANT**

**OWNER/APPLICANT:**

Vroman Industries/Robert Vroman –  
Owner/Applicant

**RECOMMENDATION:**

That the Preservation Board upholds the Director's denial of the demolition of the sound, "High Merit," building, which housed the "Club Imperial," a live music venue that featured extremely prominent musical artists during the 1950s-1970s.



## **THE PROJECT:**

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The Cultural Resources Office/Preservation Board's authority is due to the building's location in a Preservation Review District. The applicant seeks demolition of the two-story commercial building, after which the vacant parcel would be sold and a sit down restaurant would be constructed. The applicant purchased the property at a Sheriff's Land Tax Sale, conducted on August 29, 2017. The building was structurally condemned December 5, 2017. A demolition permit was applied for on October 26, 2017. The Director denied demolition on December 22, 2017. The applicant appealed the denial on January 10, 2018.

## **RELEVANT LEGISLATION:**

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**The property at 6306-28 West Florissant is located within a Preservation Review District.**

St. Louis City Ordinance #64689

### **PART X - DEMOLITION REVIEWS**

SECTION FIFTY-EIGHT. Whenever an application is made for a permit to demolish a Structure which is ...(4) within a Preservation Review District...the Building Commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

St. Louis City Ordinance #64832

SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

- A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.

**Not applicable.**

- B. Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

**6306-28 West Florissant is “High Merit,” due to its cultural association with the Club Imperial music venue. The building maintains the appearance it had during its primary period of significance—the 1950s-1970s, when the Club Imperial was the venue for some of the most significant popular musical artists of that period. The primary facade, along West Florissant Avenue, is of red brick and limestone with multi-light windows that retain their original character.**

- C. Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.

1. Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.

**The ordinance says that a building that will stand for six months is "Sound". An exterior inspection of the property indicates that it will remain standing for that time and more. The building was structurally condemned on December 5, 2017. The applicant has provided photos which show some standing water in the building. While the building is "Sound", there is deferred maintenance that requires attention.**

2. Structurally attached or groups of buildings.

**Not applicable**

- D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

**The building proposed for demolition is located at an intersection of arterial streets with low-density commercial activity. The commercial buildings date from the 1930's through the present day and are generally occupied and in fair condition.**

2. Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

**The reuse potential is unknown. As of December, 2017, portions of the building were occupied by commercial tenants. Never the less, the building clearly requires a substantial investment to remain viable. Similar buildings have been reused in other parts of St. Louis City. The rehabilitation of such structures in the Walnut Park area is a greater challenge, due to lower property values than are found in other parts of the City. The area has many functioning commercial buildings in close proximity to the building proposed for demolition.**

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

**Not applicable**

- E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.

**The building is located at Goodfellow and West Florissant. Goodfellow is characterized by low-density residential development from the 1920s-1950s. West Florissant is a commercial corridor without much consistency in its urban design. The proposed demolition would mean the loss of the largest and most elegantly designed structure on the corridor. The substantial rehabilitation of this property would add to the quality and character of the area.**

2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.

**The 6306-28 building occupies almost the entire west side of the block. There is little continuity between this building and the more recent, auto-oriented buildings constructed nearby.**

3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

**6306-28 W Florissant has a design that is substantially more sophisticated than the surrounding buildings. Loss of the building will deprive the West Florissant streetscape of its most well designed structure.**

4. The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

**Not applicable.**

- F. Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:

1. The applicant has demonstrated site control by ownership or an option contract;

**The applicant owns the building**

2. The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;

**The proposed new structure will not equal or exceed the existing building. The owner intends to sell the property should the building be demolished. The proposed new use is for a stand-alone sit down restaurant, similar to an Applebee's in character. The proposed developer of the new building owns a beauty supply store across the street from the one proposed for demolition. His purchase of the property from the current owner is contingent upon the approval of the demolition.**

3. The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;

**The proposed new construction would be compatible with the auto-oriented businesses that surround the site.**

4. The proposed use complies with current zoning requirements;

**The current zoning is "F", Neighborhood Commercial. The proposed new use is consistent with that zoning classification.**

5. The proposed new construction would commence within twelve (12) months from the application date.

**The developer says it will.**

- G. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

**Not applicable.**

- H. Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

**Not applicable.**

#### **PRELIMINARY FINDINGS AND CONCLUSIONS:**

The Cultural Resources Office's consideration of the criteria for demolition led to these preliminary findings:

- The building at 6302-28 West Florissant is a "High Merit" structure due to its association with the Club Imperial and the significant musical artists who appeared at the venue.
- The building is eligible for listing on the National Register.
- The building proposed for demolition appears to be structurally sound. It will likely stand for more than 6 months.

- The proposed subsequent development is for a strip mall with parking in front of the building.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the demolition of this sound, High Merit building."



**6306-28 WEST FLORISSANT – PRIMARY FAÇADE**



**6306-28 WEST FLORISSANT – ENTRY DETAIL**





6306-28 WEST FLORISSANT – HISTORIC PHOTO



6306-28 WEST FLORISSANT – SOUTH FAÇADE



6306-28 WEST FLORISSANT – REAR



6306-28 WEST FLORISSANT – NORTH FAÇADE





**B.**

DATE: January 22, 2018  
ADDRESS: 2008 Cass Avenue — Ward: 5  
ITEM: Nomination to the National Register of Crunden Branch Library  
STAFF: Andrea Gagen



**CRUNDEN BRANCH LIBRARY**

**PREPARER:**

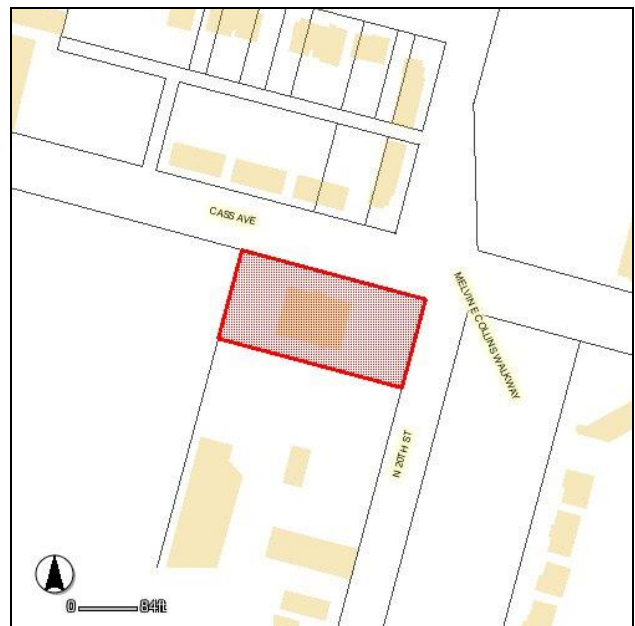
Ruth Keenoy

**OWNER:**

Church of the Living God

**RECOMMENDATION:**

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criterion A for Education and Criterion G because its period of significance extends to 1974.



## RELEVANT LEGISLATION:

### Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

## PROPERTY SUMMARY:

The Crunden Branch Library is located at 2008 Cass Avenue and is locally significant under Criterion A for Education and Criterion G because its period of significance extends to 1974. Constructed in 1959, the Joseph H. Senne design was funded by a 1955 Bond Issue. The Crunden Branch Library served the residents of Pruitt-Igoe and the surrounding neighborhoods, including 12 public and 12 parochial schools. The library provided educational opportunities over and above normal library offerings, even doing home visits to engage the community, both children and adults. The success of the Crunden Branch programs led to the creation of a Human Development program for the public library system, focusing on literacy throughout the city. The period of significance extends from the library's construction in 1959 to 1974, when Pruitt School and Pruitt-Igoe were closed. The library closed in 1981.

The Cultural Resources Offices concurs that this property is eligible for listing in the National Register under Criterion A for Education, and meets Criterion Consideration Criterion G because its period of significance extends to 1974.



QUOTE ON SIDE ELEVATION



ENTRY



**C.**

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DATE: January 22, 2018  
ADDRESS: 505 Washington Avenue — Ward: 7  
ITEM: Nomination to the National Register of the Employment Security Building  
STAFF: Bob Bettis



Employment Security Building

**PREPARER:**

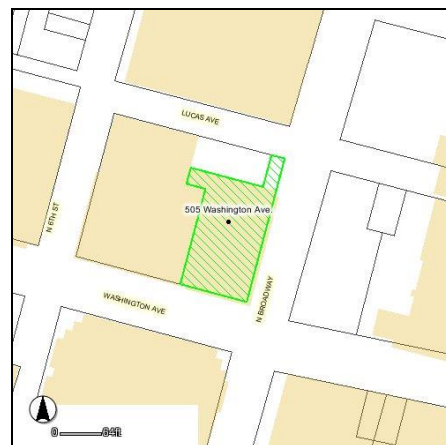
Karen Bode Baxter & Timothy Maloney

**OWNER:**

P & F Properties

**RECOMMENDATION:**

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criteria C for Architecture



## RELEVANT LEGISLATION:

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### **Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)**

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

## PROPERTY SUMMARY:

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The Employment Security Building, located at 505 Washington Ave. is eligible for the National Register of Historic Places under Criterion C: Architecture as an excellent example (and the first in St. Louis) of Neo Formalist design, a style that is very rare in St. Louis. The building, constructed in 1959, which is the period of significance, was designed by the renowned St. Louis based architectural firm of Hellmuth, Obata and Kassabaum, Inc. (HOK) for use by the State of Missouri's Division of Employment Security. The building is defined by its projecting reinforced concrete canopies that span both elevations of this corner building on each of its three levels. These canopies are created by the expression of the folded, petal-like capitals of the concrete structural columns that frame the series of triangular arched plate glass windows. The strong horizontal banding with the resulting undulation on the underside of the canopies is accentuated by the travertine marble spandrel panels at the base of the windows. This creates a "screen like" façade and highlighting the symmetry of the design. The use of reinforced concrete combined with the expansive windows creates a smooth wall surface that further emphasizes the projecting floors and roof while adding weight to a building dominated by the fenestration pattern, giving the building a monumental feel, while the arched windows separated by the concrete columns creates a temple-like effect.

The Cultural Resources Offices concurs that this property is eligible for listing in the National Register under Criteria C for Architecture.



ENTRY ON WASHINGTON AVE



WALL DETAIL





CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
LYDA KREWSON, Mayor

**D.**

DATE: January 22, 2018  
ADDRESS: 5535-55 Delmar Boulevard — Ward: 26  
ITEM: Nomination to the National Register of Leacock Sporting Good Building  
STAFF: Andrea Gagen



**ST. LUKE'S HOSPITAL HISTORIC DISTRICT**

**PREPARER:**

Lynn Josse, Preservation Research Office

**OWNER:**

City of St. Louis, LCRA

**RECOMMENDATION:**

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criteria A for Health & Medicine.



## RELEVANT LEGISLATION:

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### **Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)**

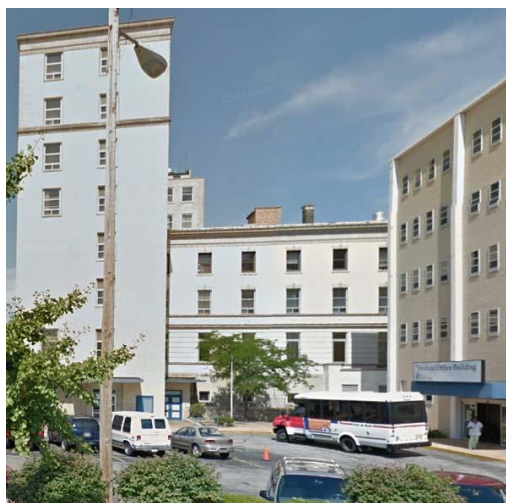
Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

## PROPERTY SUMMARY:

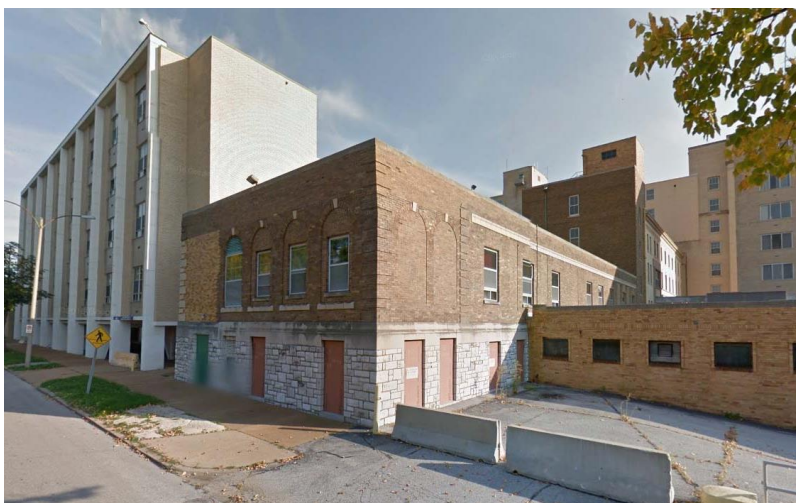
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The St. Luke's Hospital Historic District is located at 5355 Delmar Boulevard and is locally significant under Criterion A for Health & Medicine. It is a complex consisting of eleven interconnecting buildings on three sites. The original building was constructed in 1904 on a large site, giving the hospital plenty of room for expansion. By the end of the 1940's the hospital had a plan in place to guide future development. Keeping pace with growth in the medical field, six buildings were constructed between 1951 and 1965. During this time, the original building was completely renovated. These expansions are the basis for the complex's significance. Better than any other hospital in the City, the expansions at St. Luke's demonstrate the changing requirements of the healthcare industry after World War II. The period of significance begins with the first post-war building in 1951 and ends with the last element of the modernization process in 1965.

The Cultural Resources Offices concurs that this property is eligible for listing in the National Register under Criteria A for Health & Medicine.



**ORIGINAL HOSPITAL BUILDING**



**ENRIGHT ELEVATION**